

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	CHAPTER 13
	:	
ANTOINISHA BERTHA WELLS,	:	Case No.: 22-10087-djb
	:	
Debtor.	:	
	:	

**ORDER GRANTING MOTION OF TIMOTHY ROBERTSON FOR RELIEF
FROM THE AUTOMATIC STAY PURSUANT TO 11 U.S.C. §326(d)(2)**

AND NOW, on this ____ day of _____, 2025, upon consideration of Timothy Robertson's Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. §362(d)(2), and any related responses or objections thereto, and the Court having found cause for the entry of the within order, it is hereby

ORDERED that the automatic stay provisions of the Bankruptcy Code are lifted for the purpose of allowing the quiet title action captioned *Timothy Robertson v. Antionisha Wells*, in the Philadelphia County Court of Common Pleas, Docket no. 24070490 (the "Quiet Title Action") to proceed with respect only to the determination of title to the property located at 3344 Agate Street, Philadelphia, Pennsylvania.

The Quiet Title Action may be prosecuted to final judgment, and exhaustion of all appeals, if any.

BY THE COURT:

Date: September 4, 2025



Derek J. Baker, U.S.B.J.

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